147.0	0008	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	758,000 / 758,000
					USE VALUE:	758,000 / 758,000
					ASSESSED:	758,000 / 758,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUMMISKEY WILLIAM D &
Owner 2:	FONTANEZ KRISTINA M
Owner 3:	
Street 1:	155 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ARNEMAN THOMAS J & JOANNE A -
Owner 2:	-
Street 1:	155 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,100 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1392 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4100.000	321,800	1,800	434,400	758,000
Total Card	0.094	321,800	1,800	434,400	758,000
Total Parcel	0.094	321,800	1,800	434,400	758,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 544.54 | /Parcel: 544.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	96880
GIS Ref	
GIS Ref	
Insp Date	05/07/18

!11518!

PREVIOUS ASSESSMENT

Parcel ID: 147.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	321,900	1800	4,100.	434,400	758,100	758,100	Year End Roll	12/18/2019
2019	101	FV	247,800	1900	4,100.	407,200	656,900	656,900	Year End Roll	1/3/2019
2018	101	FV	247,800	1900	4,100.	336,700	586,400	586,400	Year End Roll	12/20/2017
2017	101	FV	247,800	1900	4,100.	309,500	559,200	559,200	Year End Roll	1/3/2017
2016	101	FV	215,000	1900	4,100.	282,400	499,300	499,300	Year End	1/4/2016
2015	101	FV	203,200	1900	4,100.	276,900	482,000	482,000	Year End Roll	12/11/2014
2014	101	FV	200,500	1900	4,100.	257,400	459,800	459,800	Year End Roll	12/16/2013
2013	101	FV	192,000	1900	4,100.	244,900	438,800	438,800		12/13/2012

PRINT

Date	Time
12/11/20	01:40:56

LAST REV

Date	Time
10/26/20	09:03:38
danam	
11518	

USER DEFINED

Prior Id # 1:	96880
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARNEMAN THOMAS	65367-85		5/15/2015		675,000	No	No		
FITZGERALD TIMO	59787-497		8/17/2012		460,000	No	No		
	11545-366		7/26/1968			No	No		Mary Fitzgerald dod 5/7/08

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2020	778	Redo Bas	41,100	C				
7/30/2015	1054	Manual	2,124		7/30/2015			Air sealing and in
6/3/2013	788	Redo Kit	30,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2018	Meas/Inspect	BS	Barbara S
8/25/2016	Sales Review	PT	Paul T
4/30/2014	External Ins	PC	PHIL C
7/15/2013	Info Fm Prmt	EMK	Ellen K
11/5/2008	Meas/Inspect	355	PATRIOT
11/17/1999	Meas/Inspect	272	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4100		Sq. Ft.	Site		0	80.	1.32	9									434,400						434,400	

Total AC/HA: 0.09412 | Total SF/SM: 4100 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 434,400 | Spl Credit | Total: 434,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	172.008
Other Features:	79489
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	360800
Depreciation:	38966
Depreciated Total:	321833

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

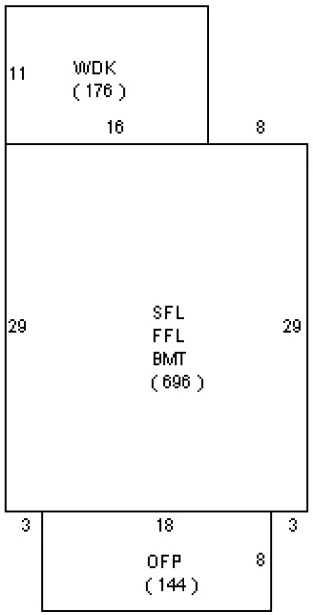
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	172.01
Special Features:	0	Val/Su Net:	133.64
Final Total:	321800	Val/Su SzAd	231.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	696	51.600	35,915
FFL	First Floor	696	172.010	119,717
SFL	Second Floor	696	172.010	119,717
WDK	Deck	176	11.450	2,015
OFP	Open Porch	144	27.400	3,946

Net Sketched Area:	2,408	Total:	281,310
Size Ad	1392	Gross Are	2408	FinArea	1392
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

147.0-0008-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	12X16	A	AV	1999	11.21	T	16	101			1,800			1,800

More:	N	Total Yard Items:	1,800	Total Special Featues:		Total:	1,800

IMAGE

AssessPro Patriot Properties, Inc